



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

MAY 1, 2019

1:30 P.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

COMMISSION MEMBERS:

Anthony Grumbine, *Chair*
Steve Hausz, *Vice Chair*
Michael Drury
Wendy Edmunds
Ed Lenvik
Bill Mahan
Wayne Nemec
Robert Ooley
Julio J. Veyna

ADVISORY MEMBER: Dr. Michael Glassow

CITY COUNCIL LIAISON: Jason Dominguez

PLANNING COMMISSION LIAISON: Sheila Lodge

STAFF:

Tava Ostrenger, Assistant City Attorney
Irma Unzueta, Design Review Supervisor
Nicole Hernandez, Urban Historian
Pilar Plummer, Planning Technician
Heidi Reidel, Commission Secretary

CALL TO ORDER

The Full Commission meeting was called to order at 1:31 p.m. by Chair Grumbine.

ATTENDANCE

Commissioners present: Grumbine (absent 2:18-3:03 p.m.), Drury (until 4:50 p.m.), Edmunds, Lenvik, Mahan, Nemec, Ooley, and Veyna (at 2:48 p.m.)

Commissioners absent: Hausz

Staff present: Ostrenger, Hernandez, Plummer, and Reidel

GENERAL BUSINESS

A. Public Comment:

No public comment.

B. Approval of Minutes:

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **April 17, 2019**, as amended.

Action: Drury / Mahan, 5/0/2. (Drury and Ooley abstained. Veyna and Hausz absent.) Motion carried.

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **May 1, 2019**, as reviewed by Commissioner Mahan.

Action: Ooley / Drury, 7/0/0. (Veyna and Hausz absent.) Motion carried.

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals:

1. Ms. Plummer announced that Commissioners Hausz and Veyna are absent from today's meeting.
2. Ms. Hernandez announced the following:
 - a. May is National Historic Preservation Month and staff placed a poster, as well as information, regarding Santa Barbara's City Landmarks up in the City Hall display case.
 - b. A symposium hosted by Harrison Design Group, the City of Santa Barbara, and the Santa Barbara Trust for Historic Preservation will take place on June 7, 2019 at the Alhecama Theatre. The symposium will be an all-day event with a range of speakers to discuss Santa Barbara's architectural history and landscape development to help face current challenges, and there will be an opening event on June 6, 2019 with 1920s drawings of State Street displayed.
3. Ms. Ostrenger announced that Chair Grumbine wrote an article in the Noozhawk called "Out of Santa Barbara Urbanism, a New Spain Was Born," that relates to the upcoming symposium.
4. Commissioner Drury announced that he will leave at 5:00 p.m.
5. Commissioner Grumbine announced that he will step down from Item 3, 2010 Garden Street.

E. Criminal Courthouse Project Subcommittee appointment.

Motion: Item postponed indefinitely.

Action: Mahan / Drury, 7/0/0. (Veyna and Hausz absent.) Motion carried.

F. Subcommittee Reports:

Commissioner Ooley reported on the Olive Mill Road at US 101 Interchange Project Subcommittee.

Commissioner Mahan reported on the Awards Subcommittee.

Commissioner Lenvik and Ms. Hernandez reported on the Designation Subcommittee.

(1:55PM) ARCHAEOLOGY REPORT**1. 500 JAMES FOWLER RD**

Assessor's Parcel Number: 073-450-003
Zone: A-F/SD-3
Application Number: PLN2019-00135
Owner: City of Santa Barbara
Applicant: Henry Thompson
Agent: Leif Reynolds

(Proposal to relocate approximately 575 feet of Airport Security Fencing on the north side of the ready return lot approximately 65 feet to the south to provide increased clearance for aircraft using Gate 1 at the Santa Barbara Airline Terminal. The Airport Security Fencing on the south side of the ready return lot would be relocated approximately 65 feet to the south in order to provide for the rental car parking that is being taken on the north side of the lot.)

Acceptance of a Phase I Archaeological Resources Report and Native American Outreach Summary Report, prepared by Eric S. Nocerino, is requested.

Actual time: 2:03 p.m.

Present: Eric Nocerino, Applied EarthWorks, Inc.

Staff comments: Ms. Plummer stated that Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendations.

Public comment opened at 2:06 p.m.

The following individual spoke:

1. Kellam de Forest

Public comment closed at 2:08 p.m.

Motion: Accept the report as submitted.

Action: Mahan / Drury, 7/0/0. (Veyna and Hausz absent.) Motion carried.

(2:00PM) ARCHAEOLOGY REPORT**2. 520 ANACAPA ST**

Assessor's Parcel Number: 031-201-023
Zone: M-C
Application Number: PLN2017-00120
Owner: Sanchez Louis/Leonila A
Agent: Trish Allen, SEPPS, Inc.
Architect: Tom Ochsner
Landscape Architect: Julio Veyna

(This is a revised project description: Proposal for a mixed-use project. Project proposes a lot merger of five parcels (APNs 031-201-022, -023, -024, -026, -017); the adaptive re-use of an existing 6,392 square foot mixed-use building, containing a residential unit, and an existing 4,548 square foot commercial building; demolition of three commercial buildings totaling 4,758 square feet; and the construction of a new 12,001 square foot, 7-unit apartment structure. Total units on site will be 8, two-bedroom units ranging in size from 800 to 1,512 square feet. Also proposed are 16 uncovered parking spaces and 12 covered parking spaces, and roof mounted photovoltaic paneling.)

Acceptance of a Phase I Archaeological Resources Report, prepared by SWCA Environmental Consultants, is requested.

Actual time: 2:09 p.m.

Present: Trish Allen, Agent, SEPPS, Inc.

Staff comments: Ms. Plummer stated that Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendations.

Public comment opened at 2:12 p.m., and as no one wished to speak, it closed.

Motion: Accept the report as submitted.

Action: Ooley / Drury, 6/0/0. (Edmunds abstained. Veyna and Hausz absent.) Motion carried.

Individual Comment: Commissioner Edmunds abstained because she was once a trustee for the owner.

(2:05PM) CONTINUED ITEM: CONCEPT REVIEW**3. 2010 GARDEN ST**

Assessor's Parcel Number: 025-331-015
Zone: RS-15
Application Number: PLN2018-00463
Owner: Bruce Burlington
Applicant: Serena McClintick
Architect: Harrison Design Associates

(The Mission Revival style residence, constructed in 1894, Crocker Row House #1, is on the City's List of Potential Historic Resources as it is eligible for designation as a Structure of Merit. Proposal for a new detached two-car garage and approximately 68 square feet of associated hardscape. The proposed total of 5,363 square feet on a 23,294 square foot lot is 114% of the maximum guideline floor-to-lot area ratio.)

A. Acceptance of a Phase I & II Historic Structures/Sites Report, prepared by Post/Hazeltine Associates, is requested. The report concluded that the proposed project to construct a detached garage meets the Secretary of the Interior's Standards for Rehabilitation. Therefore, project impacts to significant historic resources located on and adjacent to 2010 Garden Street are less than significant (Class III).

RECUSAL: To avoid any actual or perceived conflict of interest, Chair Grumbine recused himself from hearing this item.

Ex parte communication: Commissioner Ooley disclosed that a member of the public emailed him regarding this project, but he did not respond.

Actual time: 2:18 p.m.

Present: Tim Hazeltine, Post/Hazeltine Associates; Pamela Post, Post/Hazeltine Associates; and Barbara Lowenthal, Interior Designer, Harrison Design

Public comment opened at 2:24 p.m.

The following individual spoke:

1. Kellam de Forest

Public comment closed at 2:26 p.m.

Motion: Continue indefinitely with the comment that the location of the garage is not acceptable as submitted.

Action: Mahan / Ooley. Motion substituted.

The motion was substituted as follows:

Motion: Deny the report with comments:

1. The Commission finds that the proposed location of the garage will have an adverse effect on the integrity of the house at 2010 Garden Street based on the definitions on page 44 of the report for an adverse effect on the integrity of the historic resource, by obscuring the spatial relationship.
2. In the Historic Resource Design Guidelines, under "Chapter 18: New Construction" on page 112, Location and Site Design Guideline 18.4 instructs that parking and garages are to be placed at the rear of the lot to match traditional patterns of the neighborhood.

Action: Drury / Lenvik, 5/1/1. (Ooley opposed. Veyna abstained. Grumbine and Hausz absent.) Motion carried.

Individual Comment: Commissioner Ooley opposed because the garage is a freestanding building and can be moved or removed without touching the original building.

The ten-day appeal period was announced. (Note: The Historic Structures/Sites Report is not appealable to City Council.)

B. Second Concept Review. No final appealable decision will be made at this hearing. Project requires Staff Hearing Officer review for the garage structure to be located in the required 30-foot front setback. Project was last reviewed on October 3, 2018.)

Actual time: 3:02 p.m.

Motion: Item postponed indefinitely.

Action: Mahan / Nemec, 6/0/1. (Veyna abstained. Grumbine and Hausz absent.) Motion carried.

(2:50PM) NEW ITEM: CONCEPT REVIEW**4. 532 E SOLA ST**

Assessor's Parcel Number: 029-091-008

Zone: R-2

Application Number: PLN2018-00672

Owner: Jakob Bogenberger & Susan Swift

Architect: Arketype Architects Inc.

(The Spanish Colonial Revival residence is on the City's List of Potential Historic Resources as it is contributing to the potential Bungalow Haven Historic District. Project is also in the Lower Riviera Special Design district and must also comply with the Lower Riviera Special Design District Guidelines. Proposal for a remodel and additions to the one-story 1,761 square foot residence, including demolition of 36 square feet off an existing porch at the driveway side yard and 318 square feet at the rear living area to accommodate a rear 293 square foot addition. A 373 square foot accessory dwelling unit is proposed in the partial basement. Site improvements include new deck area, reconstruction of the front patio trellis, remodel of the existing garage, fencing, and a new swimming pool. The proposed total of 2,102 square feet on a 6,250 square foot lot is 77% of the maximum floor-to-lot area ratio.)

Concept Review. No final appealable decision will be made at this hearing.

Actual time: 3:02 p.m.

Present: David Ferrin, Architect, Arketype Architects Inc.; and Jakob Bogenberger, Owner

Staff comments: Ms. Hernandez gave a presentation highlighting the information in the staff report for 532 East Sola Street.

Public comment opened at 3:19 p.m.

The following individual spoke:

1. Kellam de Forest

Public comment closed at 3:20 p.m.

Motion: Continue indefinitely with comments:

1. The proposed colors are acceptable; provide a color board including the colors and wood.
2. The Commission finds the roof acceptable with the gutter on the back side.
3. The Commission does not accept the concrete on the west elevation as proposed and would like to see more samples.
4. Unify the windows with fewer kinds.
5. Some Commissioners would like a study of articulation of the back wall, either through an awning window or some other kind of detail.
6. The removal of tile on the roof and the change of color is acceptable.
7. The design of the back deck needs to conform to the historic structure and be less contemporary.

Action: Mahan / Nemec, 8/0/0. (Hausz absent.) Motion carried.

*** THE COMMISSION RECESSED FROM 4:11 TO 4:18 P.M. ***

(3:35PM) NEW ITEM: CONCEPT REVIEW

5. 600 N MILPAS ST & 911 E COTA ST

Assessor's Parcel Number: 031-183-022, 031-183-020
Zone: C-G
Application Number: PLN2018-00620
Owner: 600 N Milpas, LLC
Architect: DMHA Architecture
Tenant: Los Agaves Restaurant

(The Spanish Colonial Revival style building, constructed in 1927, is a designated Structure of Merit. Proposal for improvements to Los Agaves Restaurant, involving a 650 square foot addition at the rear of the building for new indoor dining area, and a new outdoor dining patio. The project includes additional improvements at the adjacent parcel 911 E Cota Street, including demolishing the existing single-family residence, storage shed, and detached garage to allow for a revised parking lot design, and construction of a new trash enclosure.)

Concept Review. No final appealable decision will be made at this hearing.

Actual time: 4:18 p.m.

Present: Henry Lenny, Henry Lenny Design Studio

Staff comments:

1. Ms. Hernandez gave a presentation highlighting the information in the staff report for 600 North Milpas Street and 911 East Cota Street.
2. Ms. Plummer stated that the adjacent property (911 East Cota Street) has the same owner. There is an existing parking agreement, but this project includes a revision of that agreement with the new configuration of the parking lot.

Public comment opened at 4:30 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely with comments:

1. The Commission is supportive of the design.
2. Consider including wrought iron in the openings and reducing the number of vertical openings to 7 as it is currently too contemporary.
3. Consider incorporating plants at the base of the wall, such as succulents.
4. Provide samples of plaster color.
5. Study incorporating broken tile at the top of the wall.
6. Thicken the walls at the indoor dining area.

Action: Veyna / Mahan, 8/0/0. (Hausz absent.) Motion carried.

(4:20PM) CONTINUED ITEM: CONCEPT REVIEW

6. 1790 SYCAMORE CANYON RD

Assessor's Parcel Number: 013-163-018
Zone: RS-1A
Application Number: PLN2019-00128
Owner: Kara Block
Applicant: Kras Design Studio

(This site contains a designated City Landmark: Jack's Trough/Courtney Fountain, constructed in 1926 by Lutah Riggs. The lot is otherwise vacant as the original non-historic residence was demolished. Proposal for a new 1,930 square foot two-story residence and detached 665 square foot garage to be constructed. The project includes new entry gates and restoration of the historic fountain. The proposed total of 2,595 square feet on a 34,309 square foot lot is 54% of the maximum guideline floor-to-lot area ratio.)

Second Concept Review. No final appealable decision will be made at this hearing. Project was last reviewed on April 17, 2019.

Actual time: 4:50 p.m.

Present: Karl Kras, Architect, Kras Design Studio; and Kara Block, Owner

Staff comments: Ms. Hernandez gave a presentation highlighting the information in the staff report for 1790 Sycamore Canyon Road.

Public comment opened at 5:01 p.m.

The following individual spoke:

1. Kellam de Forest

Written correspondence from Rick Closson was acknowledged.

Public comment closed at 5:05 p.m.

Straw vote: How many Commissioners can support a restudy of the windows on the gable elevation?
5/2 Passed

Straw vote: How many Commissioners can support a study of something in place of a railing? 7/0
Passed

Motion: Continue indefinitely to come back to the Full Commission for Project Design Approval with comments:

1. The Commission thanks the applicant for restoring the fountain.
2. Restudy the windows on the west elevation gable end.
3. Thicken the plaster walls and recess the windows of the house to match the fountain.
4. Match the window and door color cladding to the fountain metalwork.
5. The Commission supports the entry gate design.
6. Thicken the rake and eave detail to have more substance.
7. The Commission suggests using boulders instead of railings at the fountain.

Action: Ooley / Edmunds, 6/1/0. (Mahan opposed. Hausz and Drury absent.) Motion carried.

Individual Comments: Commissioner Mahan opposed because he wants to see something that assures the fountain will be protected.

*** MEETING ADJOURNED AT 5:43 P.M. ***